179.0	0006	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	902,400 /	902,400
					USE VALUE:	902,400 /	902,400
					ASSESSED:	902,400 /	902,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CO-OP FOR HUMAN SERVICES
Owner 2:	
Owner 3:	
Street 1:	17 NEW ENGLAND EXECUTIVE
Street 2:	3RD FL
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	CO-OP FOR HUMAN SERVICES -
Owner 2:	MASSCARE CAPITAL INC -
Street 1:	110 PLEASANT STREET
Twn/City:	MALDEN
St/Prov:	MA Cntry:
Postal:	02148

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as Housing, Oth with a Ranch Building built about 1952, having primarily Vinyl Exterior and 3174 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	8000.000	439,000	1,400	462,000	902,400
Total Card	0.184	439,000	1,400	462,000	902,400
Total Parcel	0.184	439,000	1,400	462,000	902,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.29 | /Parcel: 284.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 121898

GIS Ref

GIS Ref

Insp Date 07/03/13

!14117!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	959	FV	439,000	1400	8,000.	462,000	902,400	902,400	Year End Roll	12/18/2019
2019	959	FV	326,800	1400	8,000.	462,000	790,200	790,200	Year End Roll	1/3/2019
2018	959	FV	326,800	1400	8,000.	389,400	717,600	717,600	Year End Roll	12/20/2017
2017	959	FV	326,800	1400	8,000.	356,400	684,600	684,600	Year End Roll	1/3/2017
2016	905	FV	326,800	1400	8,000.	303,600	631,800	631,800	Year End	1/4/2016
2015	905	FV	320,000	1400	8,000.	264,000	585,400	585,400	Year End Roll	12/11/2014
2014	905	FV	320,000	1400	8,000.	244,200	565,600	565,600	Year End Roll	12/16/2013
2013	905	FV	253,500	0	8,000.	232,300	485,800	485,800		12/13/2012

PRINT

Date	Time
12/11/20	03:59:41

LAST REV

Date	Time
03/11/16	08:36:43

mmcmakin

14117

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASCARE CAPITAL	31608-103		7/14/2000		550,000	No	No		
	20501-293		4/1/1990		1	No	No		F

USER DEFINED

Prior Id # 1:	121898
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2010	961	Addition	275,000	C				REDO KIT/ALLNEW WI
8/2/2010	928	Manual	2,000					DEMO REAR DECK
10/28/1992	554	Manual	1,300					REPAIR WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2013	Measured	JBS	JOHN S
3/24/2011	Info Fm Prmt	BR	B Rossignol
1/5/2000	Meas/Inspect	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		8000		Sq. Ft.	Site		0	70.	0.83	7									462,000						462,000	

Total AC/HA: 0.18365 | Total SF/SM: 8000 | Parcel LUC: 959 | Housing, Oth | Prime NB Desc: ARLINGTON | Total: 462,000 | Spl Credit | Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.12276006
Const Adj.:	1.00289965
Adj $ / SQ:	106.971
Other Features:	159863
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460149
Depreciation:	21167
Depreciated Total:	438982

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	4	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

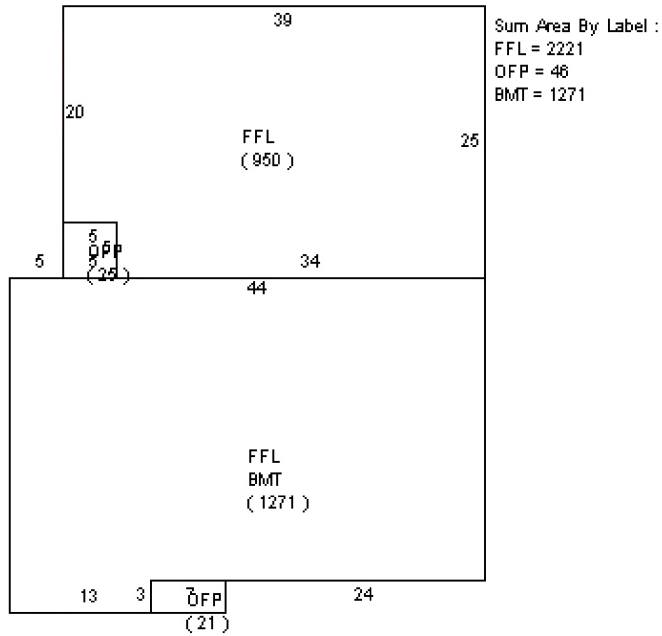
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	106.97
Special Features:	0	Val/Su Net:	124.08
Final Total:	439000	Val/Su SzAd	197.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,221	106.970	237,584
BMT	Basement	1,271	47.740	60,672
OFP	Open Porch	46	44.130	2,030

Net Sketched Area:	3,538			Total:	300,286
Size Ad	2221	Gross Are	3538	FinArea	3174

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14 x 20	V	AV	2013	5.38	T	5	959			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400